

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCEL RR-4B -- 2 & 3
CARLETON STREET/PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, state and federal law; and

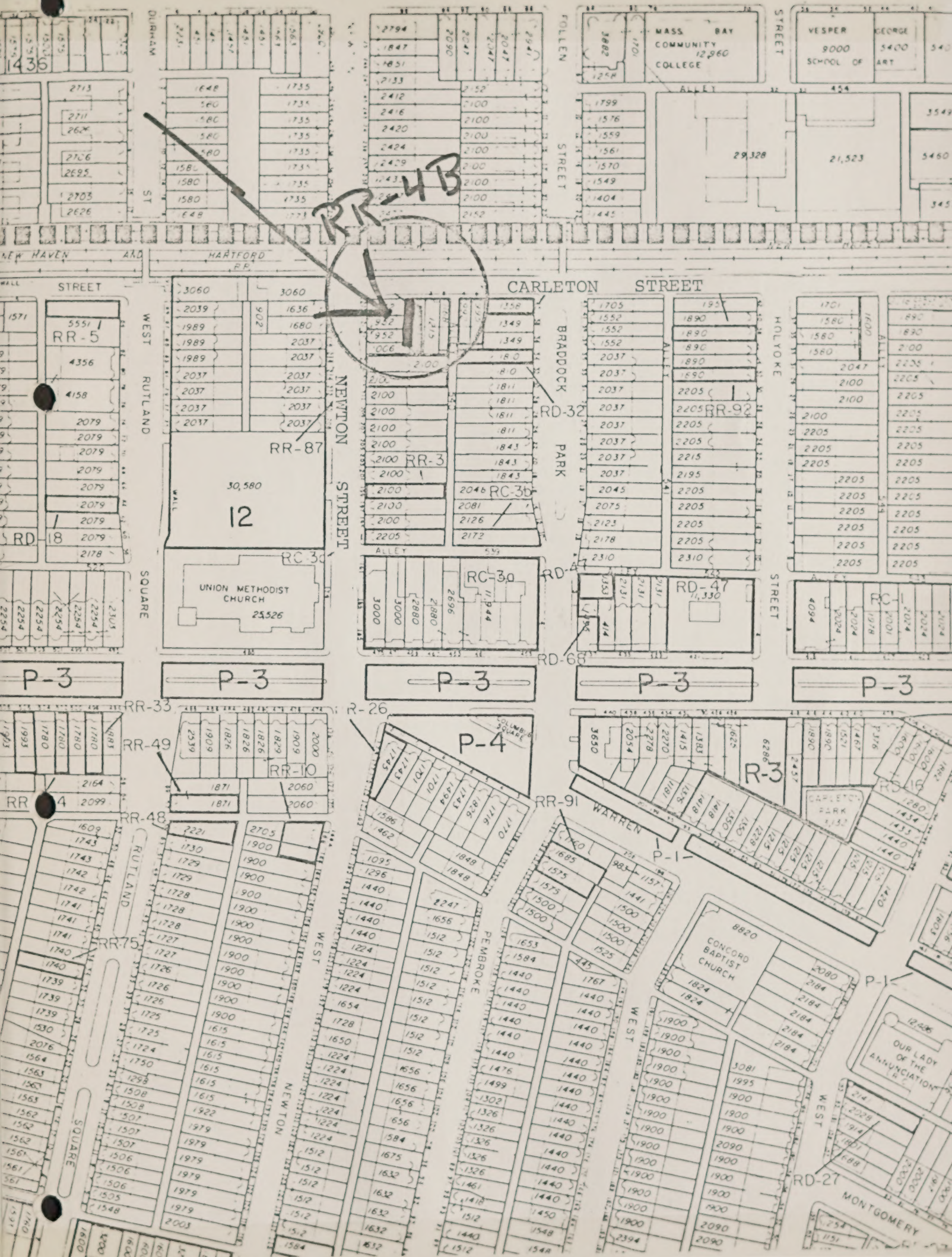
WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Low Cost Housing, Inc. has expressed an interest in developing 2-3 Carleton Street.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Low Cost Housing, Inc. be and hereby is tentatively designated as developer of 2-3 Carleton Street subject to:
 - A. Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended.
 - B. Submission in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary funds; and
 - (ii) Evidence of firm financing commitments from banks or other lending institutions; and
 - (iii) Final Working Drawings and Specifications or work write-ups satisfactory to the Authority's staff.
2. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.
3. That it is hereby determined that Low Cost Housing Corporation possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (e) of the Housing Act of 1949, as amended, including information with respect to the Redeveloper's Statement for Public Disclosure (Federal Form H-6004).

5. To prevent further deterioration and to prepare property for renovation, the Director is hereby authorized to enter into a license agreement with Low Cost Housing Corporation to permit Low Cost Housing to enter upon Authority-owned property at 2 and 3 Carleton Street. Said license may be terminated upon a written 30-day notice by either party and shall be in such form and contain such conditions as the Director deems in the best interest of the Authority, and shall further contain a clause that will indemnify the Authority from all claims and damages and a requirement for insurance with the Authority named as the additional Insured.



MEMORANDUM

May 10, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney, Director

SUBJECT: SOUTH END URBAN RENEWAL AREA, MASS. R-56
TENTATIVE DESIGNATION OF REDEVELOPER
PARCEL RR-4B
2 & 3 CARLETON STREET

Summary: This memorandum requests (1) the tentative designation of Low Cost Housing Corporation as redeveloper of 2 & 3 Carleton Street; and (2) that the Authority authorize Low Cost Housing Corporation to enter upon the above mentioned Authority owned premises to prevent further deterioration and to prepare the building for renovation.

Low Cost Housing Corporation has expressed an interest in rehabilitating 2 & 3 Carleton Street in the South End Urban Renewal Area.

As it will be some weeks before the Authority will be able to authorize the conveyance of these two properties to Low Cost Housing Corporation and there is grave danger that the buildings at 2 & 3 Carleton Street may deteriorate to a degree that would make rehabilitation impossible, I am requesting that Low Cost Housing Corporation and or its Contractor be permitted to enter the buildings for the purpose of removing debris, making repairs and generally preparing them properly for renovation and construction.

Should permission be granted, certificates of insurance satisfactory to the Authority and a hold harmless letter from the Contractor indemnifying the Authority from any loss or damage which might be suffered by the Authority or its employees will be provided to the Authority.

I therefore recommend that the Authority tentatively designate Low Cost Housing Corporation as Redeveloper of 2 & 3 Carleton Street and grant permission to Low Cost Housing Corporation to enter upon the aforementioned premises.

An appropriate Resolution is attached.

Attachment:

